

**312, 46 9 Street NE**  
**Calgary, Alberta**

**MLS # A2202723**



**\$319,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	541 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Other	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 399
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

OPEN HOUSE MARCH 16: 12:30 to 3:00 P.M. ;SHOWS Like NEW. 9 Ft. Ceiling,STUNNING KITCHEN with White Cabinets accented with HIGH END STAINLESS STEEL APPLIANCES including GAS Counter Top Stove, LARGE WALL OVEN,Quartz counter tops, built -in wall pantry.OPEN floor plan with dining/Livingroom with access door to BIG covered balcony with awesome south view to HUGE well landscaped courtyard.Large master bedroom with cheater door access to big bathroom with TILE Flooring,deep TILE surround soaker tub.En-suite stacking washer /dryer and storage space .CENTRAL A/C. HANDY SEPARATE Storage locker two doors down the hall. TITLED underground parking stall MARKED 207 and LOTS of UNDERGROUND VISITOR PARKING. Building has Fully equipped GYM and separate Yoga room on Second floor .Gest Suite,Bicycle storage.Three minuite walk to LRT station,Starbucks ,and many restaurants , huge park,and Bow River Path ways. Across the street from this building is Anytime Fitness,Good earth coffee,amazing location to live and play.